

Single Family Residence **RESIDENTIAL**

# 8706 DESERT ROCK LN

RIVERSIDE, CA 92508

**\$613,987** TopHap Estimate · \$406 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,514 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1990**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$614K**

\$598K low

\$630K high

Est. Owner Equity

**\$220,612**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,086 (2025)</b> |
| Assessed Value        | <b>\$461,384</b>      |
| Previous Assessed     | <b>\$452,338</b>      |
| Assessor Market Value | <b>\$474,390</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Contemporary</b>            |
| County        | <b>RIVERSIDE</b>               |
| Lot (acres)   | <b>0.17</b>                    |
| Construction  | <b>Wood (Unspecified)</b>      |
| Roof          | <b>Tile</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Attached</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|----------------------|-----------|--------------------|--------|
| <b>Feb 1, 2019</b>  | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>Feb 1, 2019</b>  | Financing         | Intrafamily Transfer |           |                    | \$401K |
| <b>Mar 21, 2018</b> | Resale            | Grant Deed           | \$400,000 | \$264              |        |
| <b>Mar 21, 2018</b> | Financing         | Intrafamily Transfer |           |                    |        |
| <b>Mar 21, 2018</b> | Quitclaim         | Quit Claim Transfer  |           |                    |        |
| <b>May 25, 2000</b> | Resale            | Grant Deed           | \$145,000 | \$96               | \$131K |
| <b>Aug 26, 1993</b> | Resale            | Grant Deed           | \$130,000 | \$86               | \$126K |
| <b>Apr 1, 1993</b>  | Recorded document | Grant Deed           |           |                    |        |
| <b>Mar 17, 1993</b> | Non-arms-length   | Trustees Deed        | \$166,762 | \$110              |        |
| <b>Apr 1, 1991</b>  | Resale            | Grant Deed           | \$145,000 | \$96               | \$138K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Amelia Earhart Middle School   | Middle     | 7–8    | 0.3 mi   |
| Tomas Rivera Elementary School | Elementary | KG–6   | 0.4 mi   |
| Martin Luther King High School | High       | 9–12   | 1.5 mi   |

District: Riverside Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 92508

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>26</b><br>CRIME INDEX | <b>107</b><br>AIR POLLUTION | <b>37,730</b><br>POPULATION | <b>\$129K</b><br>MEDIAN IN-COME | <b>63°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|